

37 Lon Pendyffryn
Llanddulas, Abergele LL22 8JQ

£399,950

STERLING
ESTATE AGENTS & VALUERS

A beautifully positioned modern-style detached four-bedroom house, arranged to a split-level design with the principal reception rooms overlooking the fine views. Occupying an elevated setting in the village, the superb far-reaching sea and coastal views must be seen to be fully appreciated. They are completely uninterrupted and on a clear day the Isle of Man can be seen The property offers well-maintained accommodation throughout, making it an appealing home for families or those seeking a coastal lifestyle. Conveniently situated within easy reach of the A55, it is ideally placed for commuting and travelling throughout North Wales. A village shop and local school are nearby, whilst a number of neighbouring coastal towns are just a short drive away, offering a wider range of amenities, shopping facilities and leisure opportunities. From the front elevation the property gives the impression of a detached bungalow but, with the lower level, the total floor area extends to approximately 190.4 sq. meters (2,049 sq. feet). From the FRONT HALLWAY on the GROUND FLOOR is the LARGE LOUNGE leading onto the balcony, DINING ROOM, FITTED KITCHEN, UTILITY ROOM, large FAMILY BATHROOM and large MASTER BEDROOM with EN SUITE. On the LOWER LEVEL are 3 MORE large DOUBLE BEDROOMS, STORAGE and a large SHOWER ROOM. Outside there are tiered gardens and a DOUBLE GARAGE with motorised door and entrance to a large boarded attic. Tenure Freehold, Council Tax Band is G. An attractive home combining impressive coastal views with convenient access to local amenities and excellent transport links. Tenure Freehold, Council Tax Band G. Ref CB8124







Entrance
Double glazed front door to

Hallway
L shaped room, dado rail, coved ceilings, 2 central heating radiators, double door cupboard and built in airing cupboard with radiator

Lounge 17'9 x 12'10 (5.41m x 3.91m)
Decorative fireplace with living flame gas fire, decorative coving, 2 large double glazed patio doors leading onto the long BALCONY with wrought iron balustrading - the views from here are quite stunning overlooking the village, coastline and out to the sea, central heating radiator, dado rail

Dining Room 10'4 x 10'2 (3.15m x 3.10m)
Double glazed window overlooking the fine views, coved ceilings, central heating radiator

Fitted Kitchen 14'1 x 12'10 (4.29m x 3.91m)
Range of white base cupboards and drawers with with matching work top surfaces and peninsular breakfast bar, concealed lighting, stainless steel sink unit, double glazed window overlooking the fine views, built in oven and microwave, 4 ring electric hob, stainless steel cooker hood, central heating radiator, glazed units, pan drawers, coved ceilings

Utility Room 8'3 x 5 (2.51m x 1.52m)
Central heating radiator, plumbing for washing machine, stainless steel sink unit, cupboards and wall units

Bedroom 1 15'4 x 12'7 (4.67m x 3.84m)
Double glazed bay window to front aspect, coved ceiling, double door wardrobe and single wardrobe, 2 cabinets, dressing table, 5 tier chest, single robe and display, coved ceilings, central heating radiator

En Suite Shower Room 6'9 x 5'9 (2.06m x 1.75m)
Walk in shower cubicle and unit, double glazed, upvc walls, w.c, vanity wash hand basin, heated towel rail

Family Bathroom 9'9 x 6'5 (2.97m x 1.96m)
Spa bath, pedestal wash hand basin, bidet, w.c, central heating radiator, tiled walls in a cream and peach design, double glazed, coved ceilings

Lower Level
Stairway from thee Hall to the Lower Level, double door cupboard, 2 central heating radiators, coved ceilings, double glazed door

Bedroom 2 12'11 x 11'2 (3.94m x 3.40m)
Double glazed window overlooking the fine views, central heating radiator, coved ceilings

Bedroom 3 15'10 x 10'1 (4.83m x 3.07m)
Double glazed window overlooking the fine views, coved ceilings, central heating radiator

Bedroom 4 12'5 x 9'4 (3.78m x 2.84m)
Double glazed patio doors onto the rear garden and overlooking the fine views, central heating radiator, coved ceilings

Shower Room 7'1 x 6'3 (2.16m x 1.91m)
Double shower cubicle and unit, w.c, pedestal wash hand basin. sage and grey design tiled walls, extractor fan, 2 central heating radiators

The Garage 17'3 x 15'10 (5.26m x 4.83m)
Double garage with electric up and over door, power & light laid on, access to loft space, double glazed door, gas central heating boiler

The Gardens
Rear garden with a circular flagged patio, timber decking and seating overlooking the far reaching coastal views, flower beds and borders, flowering trees and shrubs, lower patio area, side pathways, small front garden

Agents Note
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

MOBILE & BROADBAND CONNECTION
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor and in-home
Three-UK Good outdoor and in-home
Vodafone_ Good outdoor and in-home

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.

Standard 3 Mbps 0.4 Mbps Good
Superfast 50 Mbps 8 Mbps Good
Ultrafast 1800 Mbps 220 Mbps






















PLAY
HARD















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